

# LAKE COUNTY BOARD OF COUNTY COMMISSIONERS

August 24, 2004

## AGENDA

The Lake County Zoning Board held a public hearing at 9:00 a.m., on Wednesday, August 4, 2004, in the County Commissioners Chambers, 2<sup>nd</sup> Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The Local Planning Agency held a public hearing on Thursday, July 15, 2004, at 9:00 a.m., to consider the transmittals of the map amendments to the Lake County Comprehensive Plan to the Department of Community Affairs.

The recommendations of the Zoning Board and the Local Planning Agency will be transmitted to the Board of County Commissioners at 9:00 a.m., or soon thereafter, on **Tuesday, August 24, 2004**, in the County Commissioners Chambers, 2<sup>nd</sup> Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

### BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill, Vice Chairman	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender, Chairman	District 3
Ms. Catherine Hanson	District 4
Mr. Welton G. Cadwell	District 5

### ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	
Mr. Dennis Reid, School Board Member	

### COUNTY REPRESENTATIVES

Mr. William "Bill" Neron, County Manager  
Mr. Sanford A. Minkoff, County Attorney

### GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Mr. Gregg Welstead, Director, Department of Growth Management  
Mr. Jeff Richardson, AICP, Planning Manager, Planning & Development Services Division  
Mr. John Kruse, Senior Planner, Planning & Development Services  
Mr. Richard O'Brien, Senior Planner, Planning & Development Services Division  
Ms. Shannon Suffron, Senior Planner, Planning & Development Services Division  
Ms. Jennifer Dubois, Planner, Planning & Development Services  
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division  
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD  
August 4, 2004  
AND  
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
August 24, 2004

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO.
PH#39-04-4	Donna Marshall, May & Whitaker, et al Steven J. Richey, P.A.	1	#42-04-Z
PH#51-04-2	Sadie Balgobin /NMK Holdings Inc. Greg Beliveau, AICP LPG Urban & Regional Planners, Inc.	2	#54-04-PUD
PH#52-04-2	Sadie Balgobin, NMK Holdings, Inc. Greg Beliveau, AICP LPG Urban & Regional Planners, Inc.	3	#55-04-PUD
PH#42-04-2	Chancery Lane, Ltd. Bailes Properties/D. LaCrosse	4	#45-04-Z
PH#32-04-3	Robert Beucher/Sonoma Constructors Las Colinas Farner Barley & Associates	5	#31-04-PUD
PH#47-04-4	Carrol & Renelda Gatch Lake Co. BCC/Dept of Public Works	6	#49-04-CFD
PH#49-04-2	Arnold Groves & Ranch, Ltd. John Arnold Steven J. Richey, P.A.	7	#52-04-Z
SLPA#04/6/1-3	Anderson Columbia Co., Inc. Bruce Duncan, Esq.	8	#66-04-SLPA
PH#40-04-3	Anderson Columbia Co. Inc. Bruce Duncan, Esq.	9	#41-04-MP
<b>Voluntary Revocation of Conditional Use Permits</b>		10	<b>#56-04-CUP/REV</b>
CUP#89/6/1-2 CUP#96/3/1-5 CUP#01/1/4-5 CUP#01/11/5-4	Frederick Armagost Barney & Gloria Newbern Carl & Cheryl Krause Doris Daugharty		
<b><u>Land Use Plan Amendments to the Lake County Comprehensive Plan</u></b>			
LPA#04/5/2-2	Hart Family LLC Steven J. Richey, P.A.	11	#4-04-LPA
LPA#03/8/3-3	2001-27, LLC and George Corbett Steven J. Richey, P.A.	12	#1-04-LPA
LPA#04/5/5-3	Banyan Construction & Development Edward R. Vrablik	13	#5-04-LPA

**TRACKING NO.: #42-04-Z**

**CASE NO: PH#39-04-4**

**AGENDA NO: #1**

**OWNERS:** Donna Marshall, May & Whitaker Family Trust

**REPRESENTATIVE:** Steven J. Richey, P.A.

**GENERAL LOCATION:** Grand Island – Property located SE'ly of Apiary Rd and CR 452.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezoning from A (Agriculture) to R-3 (Medium Residential) for a single-family residential development.

**EXISTING ZONING:** A (Agriculture)

**SIZE OF PARCEL:** 62+/acres

**FUTURE LAND USE:** Urban

**TRACKING NO.: #54-04-PUD**

**CASE NO: PH#51-04-2**

**AGENDA NO: #2**

**OWNER:** Sadie Balgobin, NMK Holdings, Inc.

**REPRESENTATIVE:** Greg Beliveau, AICP, LPG Urban & Regional Planners

**GENERAL LOCATION:** Four Corners / South Lake County area - Property located E'ly of US Hwy 27/SR 25, directly adjacent to Silver Creek subdivision, NW'ly of Woodcrest Way and Zureiq Court. (Sec 25 Twp. 24S Rge. 26E)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from A (Agriculture) to PUD (Planned Unit Development) to allow construction of a 70 unit residential development.

**EXISTING ZONING:** A (Agriculture)

**SIZE OF PARCEL:** 10+/acres

**FUTURE LAND USE:** Urban

TRACKING NO.: #55-04-PUD

CASE NO: PH#52-04-2

AGENDA NO: #3

OWNERS: Sadie Balgobin/NMK Holdings, Inc.

REPRESENTATIVE: Greg Beliveau, AICP, LPG Urban & Regional Planners, Inc.

GENERAL LOCATION: Four Corners / South Lake County area – Property located E'ly of US Hwy 27/SR 25 and the E bdry line of Silver Creek subdivision (Woodcrest Way) (Sec 25 Twp. 24S Rge. 26E)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) to PUD (Planned Unit Development) to allow construction of a 140-unit residential subdivision.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 20 +/- acres

FUTURE LAND USE: Urban

TRACKING NO.: #45-04-Z

CASE NO: PH#42-04-2

AGENDA NO: #4

OWNERS: Chancery Lane, Ltd.

REPRESENTATIVE: Bailes Properties / D. LaCrosse

GENERAL LOCATION: Clermont area – Property lying S of Hartwood Marsh Rd and the Whitehall at Kings Ridge subdivision and E'ly of US 27/SR 25.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezoning from R-6 (Urban Residential) to CP (Planned Commercial) with C-2 (Community Commercial) to allow for the use of self-storage warehouses and professional offices and those uses of the CP and C-2 zoning district.

EXISTING ZONING: R-6 (Urban Residential)

SIZE OF PARCEL: 16.4 +/- acres

FUTURE LAND USE: Urban Expansion

**TRACKING NO.: #31-04-PUD**

**CASE NO: PH#32-04-3**

**AGENDA NO: #5**

**OWNERS:** Robert Beucher / Sonoma Constructors

**REPRESENTATIVE:** Farner Barley & Associates

**GENERAL LOCATION:** Howey-in-the-Hills area – Property located in Las Colinas west of San Fernando Court N of San Jose Blvd. (22/23/26/27-20-25)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for an amendment to PUD Ordinance #44-93 to recognize the use and add 32 multifamily residential townhome units on approximately 4.3 acres (currently undeveloped) and eliminate 32 single-family residential units currently approved within the initial development.

**EXISTING ZONING:** PUD

**SIZE OF PARCEL:** 577+/acres

**FUTURE LAND USE:** Urban Expansion

**TRACKING NO.: #49-04-CFD**

**CASE NO: PH#47-04-4**

**AGENDA NO: #6**

**OWNERS:** Carrol & Renelda M. Gatch

**REPRESENTATIVE:** Department of Public Works

**GENERAL LOCATION:** Eustis area – Property lying SW'ly of SR 44 and N of Getford Road.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for rezoning from A (Agriculture) to CFD (Community Facility District) for a regional stormwater attenuation and water quality treatment facility with an ancillary use of a passive park with trail(s), benches and educational signage related to the function of the facility and the natural setting.

**EXISTING ZONING:** A (Agriculture)

**SIZE OF PARCEL:** 23.33 +/-acres

**FUTURE LAND USE:** Urban & Urban Expansion



**TRACKING NO.: #52-04-Z**

**CASE NO: PH#49-04-2**

**AGENDA NO: #7**

**OWNERS:** Arnold Groves & Ranch, Ltd. / John Arnold

**REPRESENTATIVE:** Steven J. Richey, P.A.

**GENERAL LOCATION:** South Lake / Turnpike area – Property located SE'ly of the intersection of US 27/SR 25 and Frank Jarrell Road. (Sec 10 Twp. 24S Rge 26E)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone part of a CUP (Ord#2003-57) from A (Agriculture) to R-4 (Medium Suburban Residential) to allow construction of a residential subdivision.

**EXISTING ZONING:** A (Agriculture)

**SIZE OF PARCEL:** 120 +/-acres

**FUTURE LAND USE:** Urban Expansion

TRACKING NO.: #66-04-SLPA

CASE NO: SLPA#04/6/1-3

AGENDA NO: #8

OWNERS: Anderson Columbia Co. Inc.

REPRESENTATIVE: Bruce Duncan, Esq.

GENERAL LOCATION: Turnpike area – Property located NE'ly of the intersections of Florida Turnpike and O'Brien Road. (Sec 16 Twp. 21S Rge. 25E)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for a map amendment to the Lake County Comprehensive Plan to change the land use designation from Urban to Employment Center.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 5.1 +/- acres

**FUTURE LAND USE:** Urban

**PROPOSED LAND USE: Employment Center**

TRACKING NO.: #41-04-MP

CASE NO: PH#40-04-3

AGENDA NO: #9

OWNERS: Anderson Columbia Co. Inc.

REPRESENTATIVE: **Bruce Duncan, Esq.**

**GENERAL LOCATION:** Turnpike area – Property located NE'ly of the intersections of Florida Turnpike and O'Brien Road. (Sec 16 Twp. 21S Rge. 25E)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from A (Agriculture) + CUP#93/9/1-2 to MP (Planned Industrial) to allow for a concrete mixing facility.

**EXISTING ZONING:** A (Agriculture)

**SIZE OF PARCEL:** 5.1 +/- acres

**FUTURE LAND USE:** Urban

**PROPOSED LAND USE:** Employment Center

**VOLUNTARY REVOCATION OF CONDITIONAL USE PERMITS**  
**Tracking No. #56-04-CUP/REV**

**CUP#89/6/1-2: Frederick J. Armagost (Sec 29 Twp. 23S Rge. 25E – AK#2926139)**

Voluntary revocation of the Conditional Use Permit, due to the applicant's desire to utilize the same use under the new Administrative Conditional Use Permit.

**CUP#96/3/1-5: Barney R. Newbern (Sec 9 Twp. 18S Rge 25E – AK#1121906)**

Voluntary revocation of Conditional Use Permit located at 40745 Bridle Path Lane, Leesburg FL, the 2nd mobile home for the care of the infirm is no longer needed and has been removed from the property.

**CUP#01/1/4-5: Carl & Cheryl Krause (Sec 30 Twp., 18S Rge. 24E – AK#2917041)**

Voluntary revocation of Conditional Use Permit, 243 Lake Ella Rd, Fruitland Park FL, issued to Jennifer Lee Elliott, for temporary placement of mobile home for care of the infirm, the mobile home has not been placed on the property.

**CUP#01/11/5-4: Doris L. Daugharty (Sec 25 Twp. 18S Rge. 28E – AK#1312604)**

Voluntary revocation of Conditional Use Permit located at 29904 SR 44, Cassia FL, the use for placement of a 200-foot self-supporting monopole telecommunications tower was never placed on the property and the use is hereby being revoked.

**TRACKING NO.: #73-03-LPA**

**CASE NO.: LPA#03/8/1-2**

**AGENDA NO.: #11**

**OWNERS:** Hart Family, LLC

**AGENT:** Jimmy Crawford, P.A.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for an amendment to the Future Land Use Map (FLUM) to change the land use designation from Rural to Urban Expansion.

**GENERAL LOCATION:** Clermont area – Property located N of Hartwood Marsh Road and E of South Hancock Road. (Sec 10 Twp. 23S Rge. 26E)

**EXISTING LAND USE:** Rural

**SIZE OF PARCEL:** 142 +/- acres

**PROPOSED FUTURE LAND USE:** Urban Expansion

**TRACKING NO.: #75-03-LPA**

**CASE NO.: LPA#03/8/3-3**

**AGENDA NO.: #12**

**OWNERS:** 2001-27 LLC and George Corbett

**AGENT:** Steven J. Richey, P.A.

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for an amendment to the Future Land Use Map (FLUM) to change the land use designation from Suburban to Urban Expansion.

**GENERAL LOCATION:** Okahumpka area - Property lies NW'ly, NE'ly and SE'ly of the intersections of US 27/SR 25 and Turnpike. (Sec 7 Twp. 21S Rge. 25E)

**EXISTING FUTURE LAND LUSE:** Suburban

**SIZE OF PARCEL:** 18 +/-acres

**PROPOSED FUTURE LAND USE:** Urban Expansion

**TRACKING NO.: #5-04-LPA**

**CASE NO.: LPA#04/5/5-3**

**AGENDA NO.: #13**

**OWNERS:** Banyan Construction & Development

**APPLICANT:** Edward R. Vrablik

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for an amendment to the Future Land Use Map (FLUM) to change the land use designation from Suburban to Urban Expansion.

**GENERAL LOCATION:** Groveland area – Property lying S of Ronald Reagan Turnpike and N of US 27/SR 25. (Sec 17 Twp. 21S Rge. 25E)

**EXISTING FUTURE LAND LUSE:** Suburban

**SIZE OF PARCEL:** 355 +/- acres

**PROPOSED FUTURE LAND USE:** Urban Expansion